HOUSING NOW
Edmonton CMA

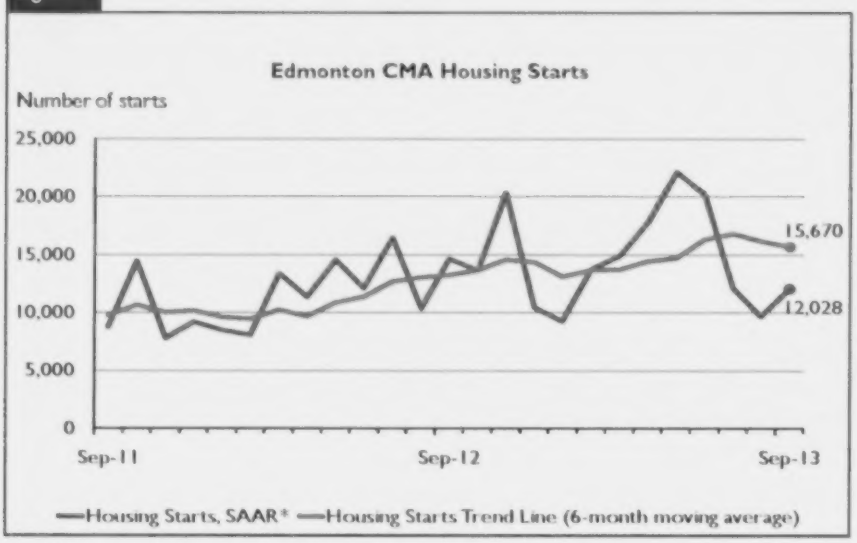
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2013

Highlights

- Housing starts trending down in September
- MLS® sales move higher in the third quarter
- Growth in full-time employment supports housing demand

Figure 1



* SAAR: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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New Home Market

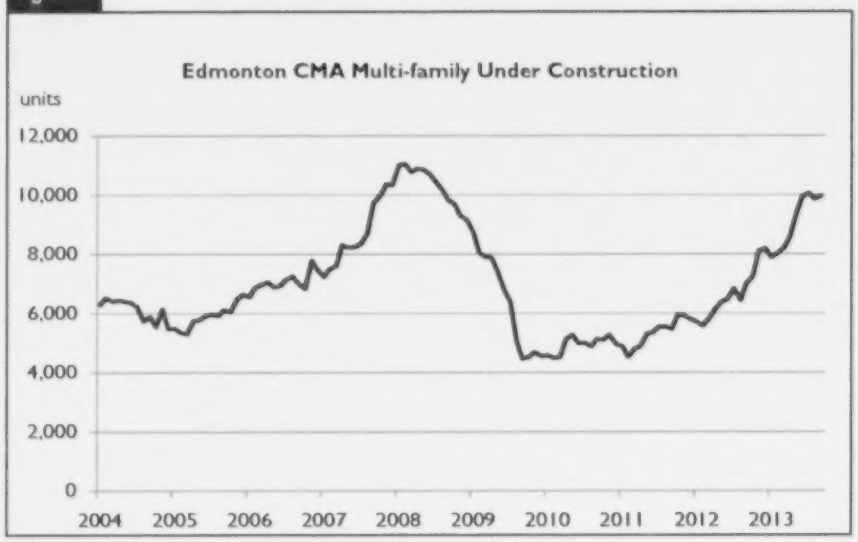
Housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 15,670 units in September compared to 16,152 in August. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts in the Edmonton CMA totalled 1,077 in September, down 18 per cent from the same period a year previous. The number of single-detached starts fell five per cent, while multi-family housing starts were 26 per cent lower than the same month of 2012. Despite the decline in September, year-to-date total housing starts were up 21 per cent from the first nine months of 2012.

There were 518 single-detached housing starts in September, compared to 546 a year previous. Within Edmonton city limits, foundations were poured on 345 single-family homes, a four per cent increase over September 2012. After the first three quarters of 2013, single-family housing starts in the Edmonton CMA totalled 4,474 units, five per cent higher than the same period of 2012. An expanding economy, low mortgage rates, and elevated migration have supported demand for housing in 2013.

Completions of single-detached homes declined three per cent year-over-year in September. There were 420 single-family homes completed, down from 431 a year previous. Although completions moved lower in September, absorptions increased. There were 465 absorptions of single-family homes in September, up from 380 in the same month of 2012. Fewer completions and higher absorptions led to a decline in ownership inventory. There were 548 single-family homes in inventory on the ownership market in September, a four per cent decline from the same month of 2012. Most of the decline was due to a reduction in the number of show homes. There were 202 show homes in inventory in September 2013, ten per cent lower than a year previous and the third lowest number since 2003.

Figure 2



Sources: CMHC

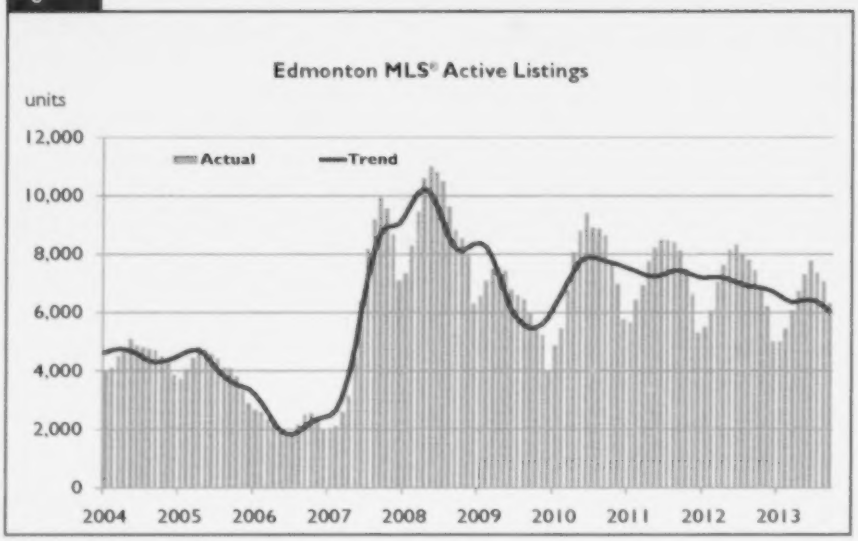
The average price of absorbed single-detached units was $583,600 in September, an 18 per cent increase over September 2012. The rise in the average price was attributed to a larger proportion of higher priced homes being sold. Homes priced above $1,000,000 accounted for five per cent of single-detached absorptions in September, compared to just one per cent a year prior. By comparison, Statistic Canada's New House Price Index (NHPI), which is not impacted by compositional effects, showed a more modest increase in house prices. The NHPI increased by 0.8 per cent year-over-year in August.

Multi-family starts, which consist of semi-detached units, rows, and apartments, declined 26 per cent in September, from 760 units in 2012 to 559 this year. All three components of the multi-family segment registered a decline. Within the City of Edmonton, 379 units were started, down from 687 a year previous. Year-to-date multi-family housing starts totalled 6,546 units, a 35 per cent increase over the corresponding period of 2012. Demand for multi-family housing is being supported by elevated migration, employment growth, and a low vacancy rate in the rental market.

A total of 433 multi-family units were completed in September, more than double the 208 units completed in the same month of 2012. With housing starts outpacing completions, the number of units under construction increased compared to both the previous month and year-over-year. There were 9,960 multi-family units under construction in September, the third highest level since August of 2008.

Ownership inventory of multi-family units was 33 per cent lower in September 2013 than a year prior. Inventory has been trending lower since early 2012. However, with units under construction near record high levels, this trend is expected to reverse in the coming months. Absorptions of ownership multi-family units were up 77 per cent in September, with 423 units absorbed.

Figure 3



Source: TREB, Trended by CMHC

Existing Home Market

Residential MLS® sales in Edmonton increased in the third quarter of 2013. There were 5,601 sales in the third quarter of 2013, up 21 per cent from the same quarter of 2012. Through the first nine months of 2013, MLS® sales have risen nine per cent over the corresponding period of 2012. Demand in the resale market is being supported by continued economic expansion and elevated migration.

For the first time in 2013, the number of MLS® new listings increased year-over-year in the third quarter. There were 8,013 new listings posted from July to September 2013, up from 7,990 in the same quarter of 2012. Despite the recent increase, year-to-date new listings were down four per cent compared to the same period of 2012. Despite the recent rise in new listings, prospective buyers are dealing with a reduced selection of homes in the resale market. With sales rising faster than new listings, the number of active listings on the resale market declined in the third quarter. Active listings averaged 6,922 from July to September, 11 per cent lower than the same quarter a year prior. The number of active listings has been lower year-over-year in each of the first nine months of 2013. Overall, active listings averaged 6,564 in the first three quarters of the year, down from 7,322 in the corresponding period of 2012.

Higher demand and relatively less supply have led to upward pressure on prices in the Edmonton resale market. The average MLS® residential price was $347,809 in the third quarter of 2013, a five per cent increase over the average price of $332,339 recorded a year prior. To the end of September, the average price increased three per cent year-over-year to $346,631.

Economy at a Glance

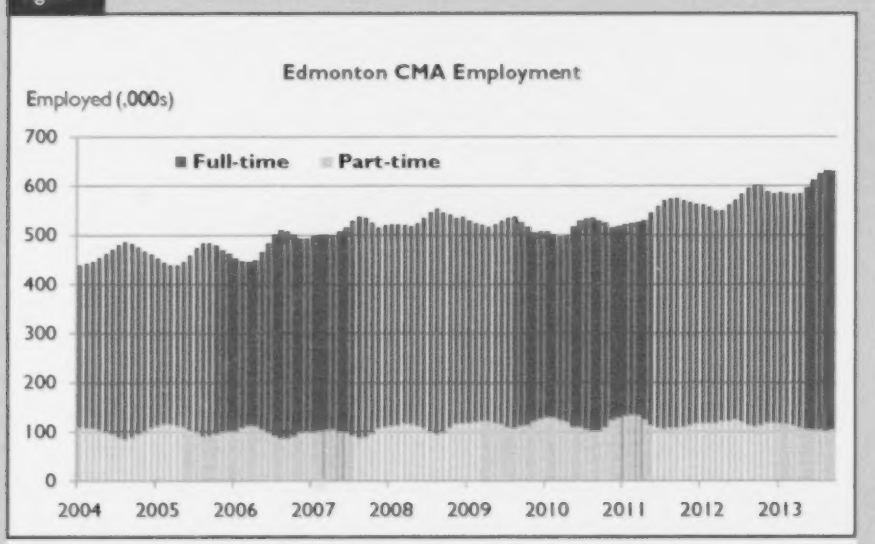
Housing demand in the Edmonton CMA in 2013 has been supported by job creation, income growth, and elevated migration. In the third quarter of 2013, employment averaged 732,700, a three per cent increase over the same quarter of 2012. All employment growth recorded in 2013 has been in full-time positions. Full-time employment increased five per cent year-over-year in the third quarter while the number of part-time positions fell six per cent.

Despite employment growth, the unemployment rate in Edmonton increased in the third quarter. The rate averaged 5.3 per cent in the third quarter, up from 4.6 per cent in the same period a year prior. This was due to an expanding labour force, fuelled by elevated net migration.

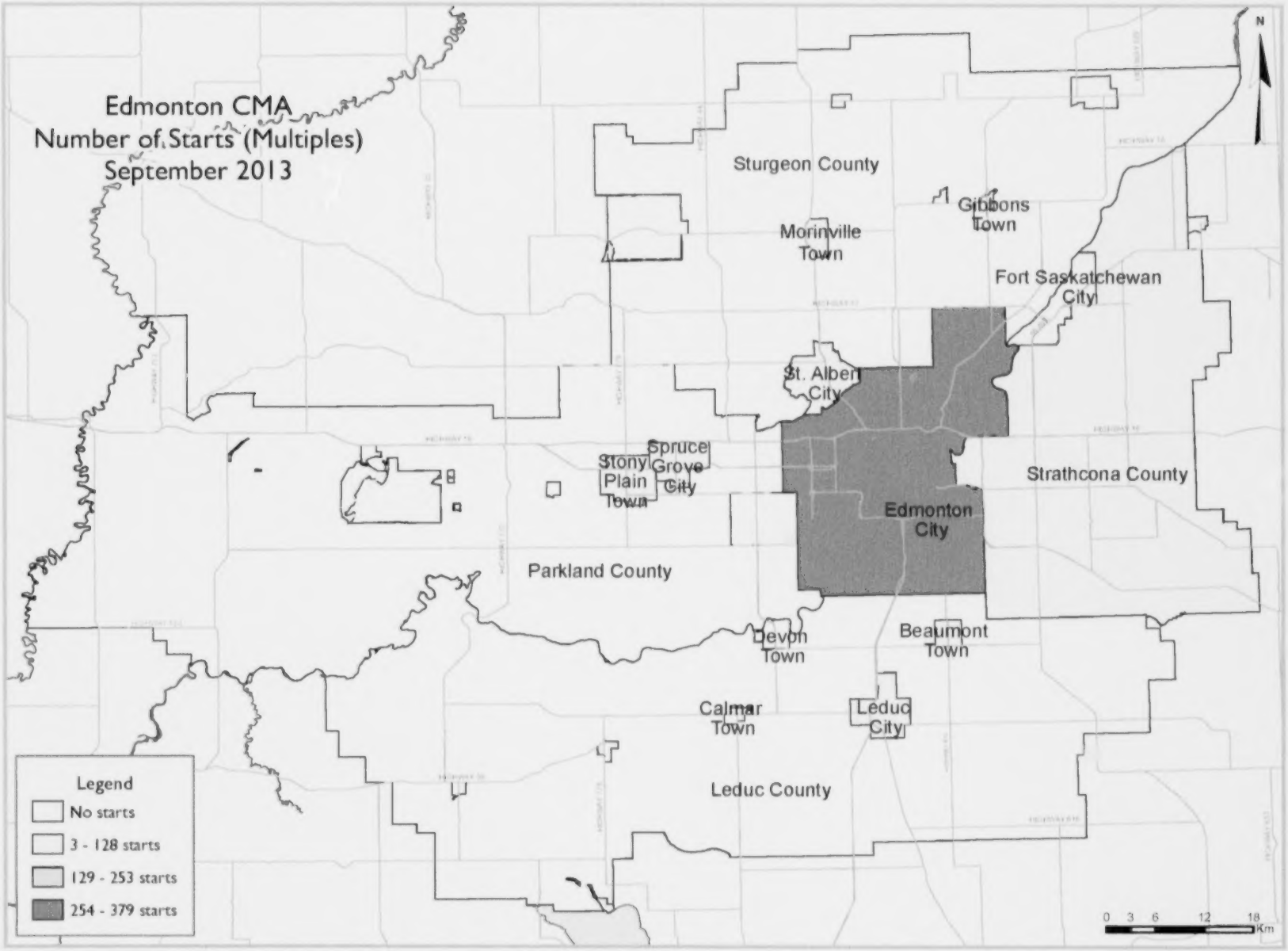
Weekly earnings in the Edmonton CMA averaged $1,037 from July to September 2013, a three per cent increase from the third quarter of 2012. Increased demand for labour, coupled with a shift to more full-time employment, contributed to the increase.

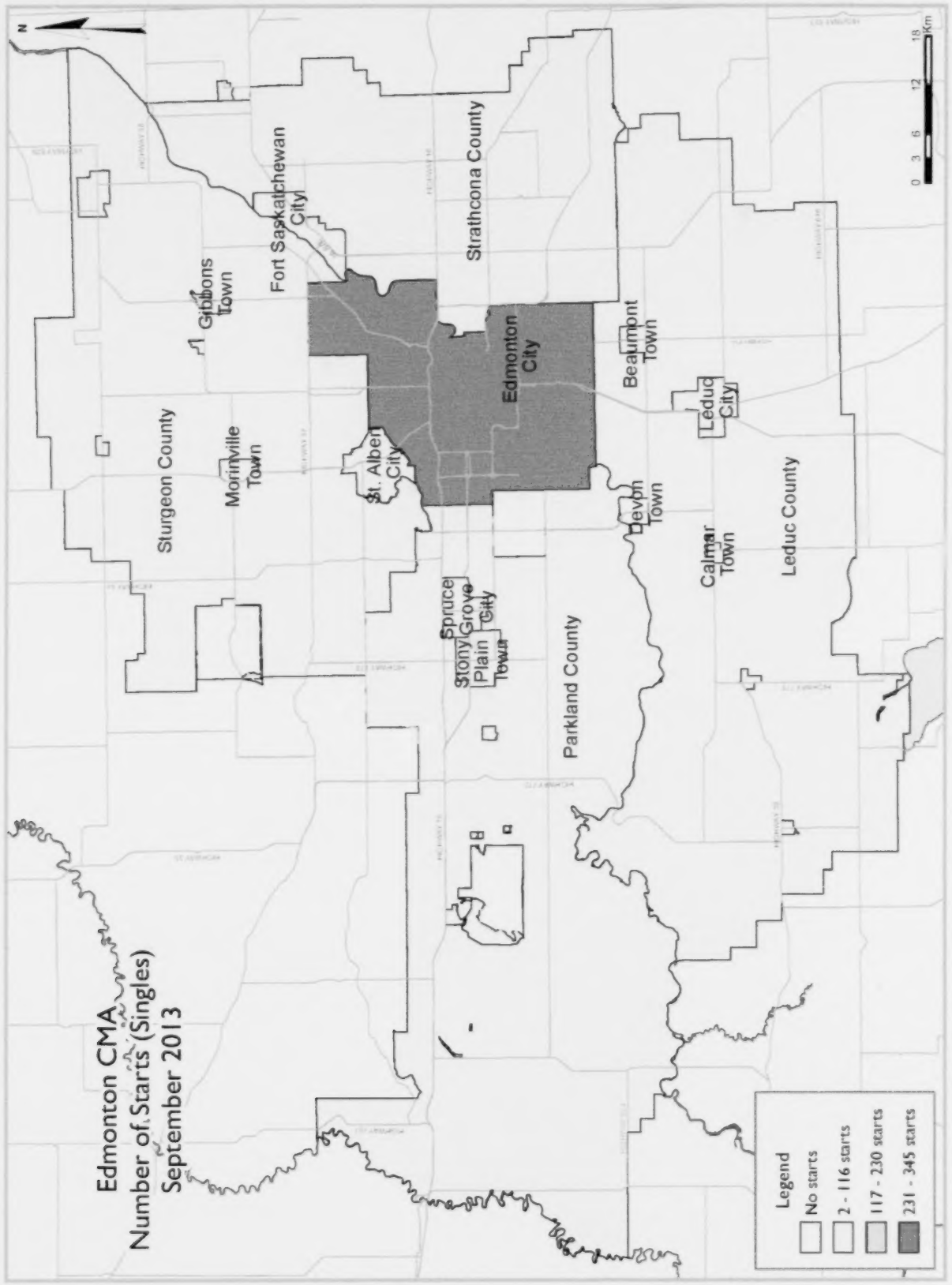
A favourable labour market and rising incomes continued to draw an elevated number of people into Alberta in the second quarter of 2013. Net migration into Alberta totalled 34,278 in the second quarter, a 46 per cent increase over the same period a year prior. Net international migration, including non-permanent residents, was 20,487 in the second quarter, a 35 per cent increase over the corresponding period of 2012. Interprovincial migration also saw large gains. Net interprovincial migration reached 13,791 from April to June, a 65 per cent increase over the same period of 2012.

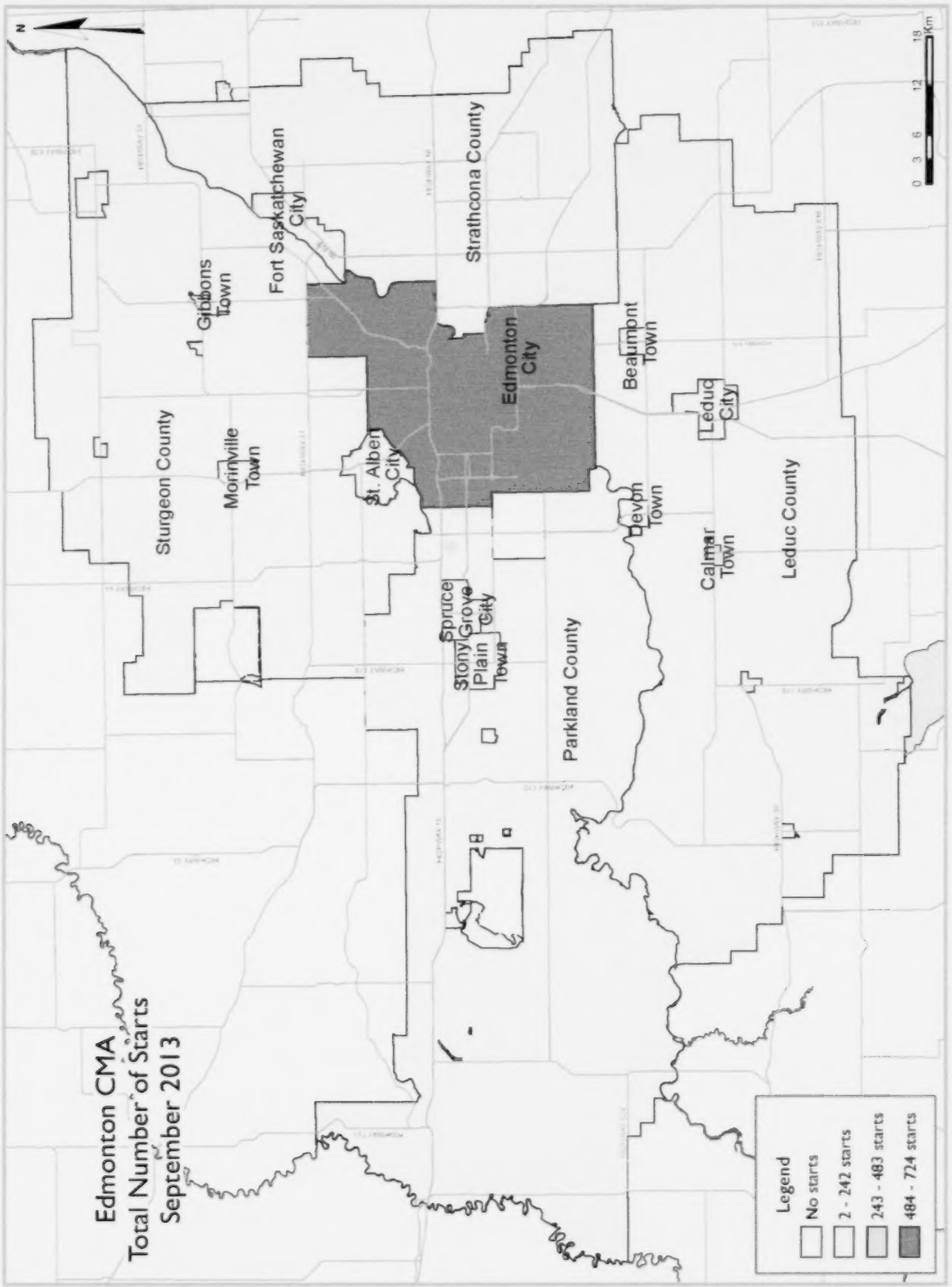
Figure 4

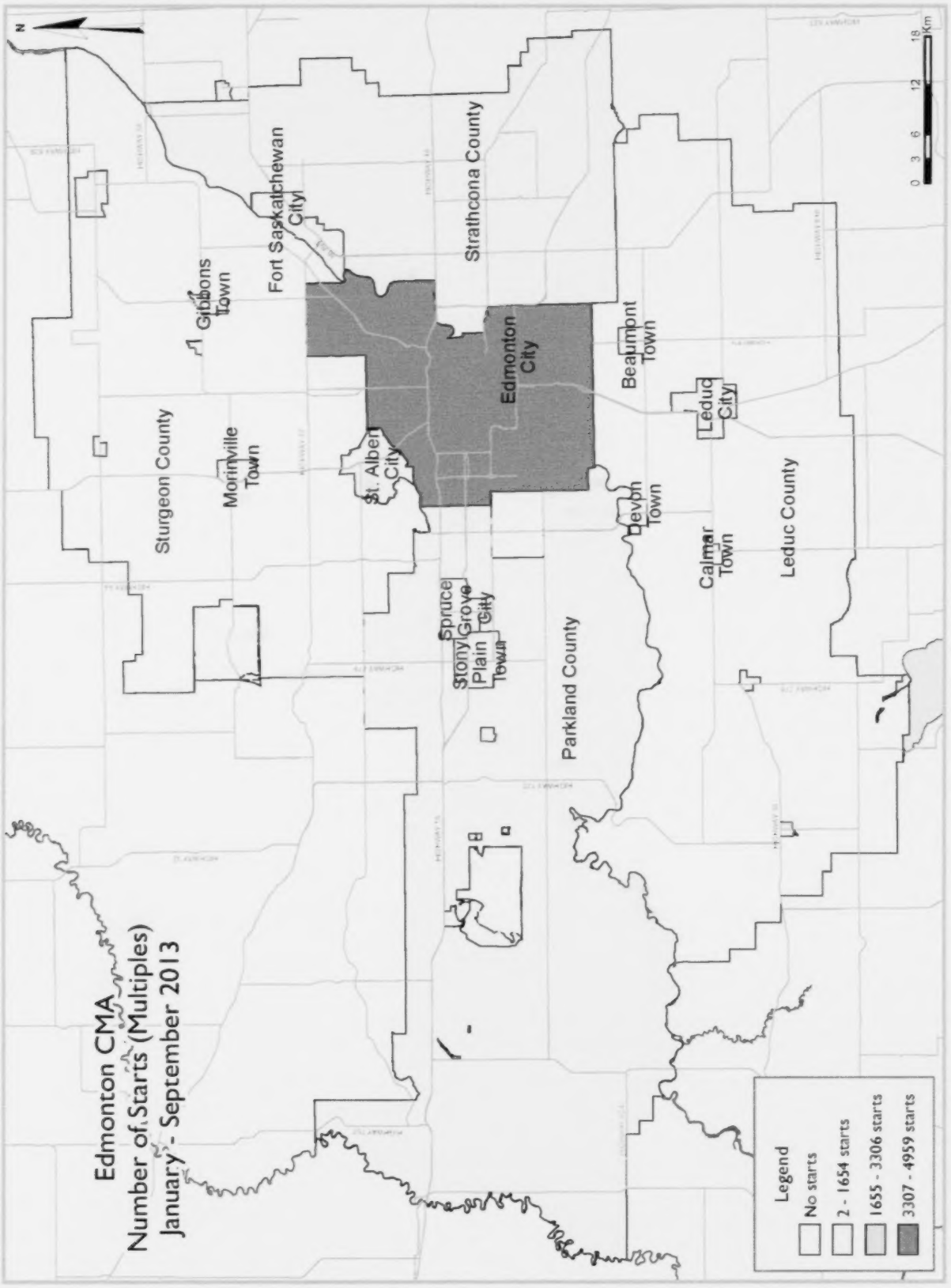


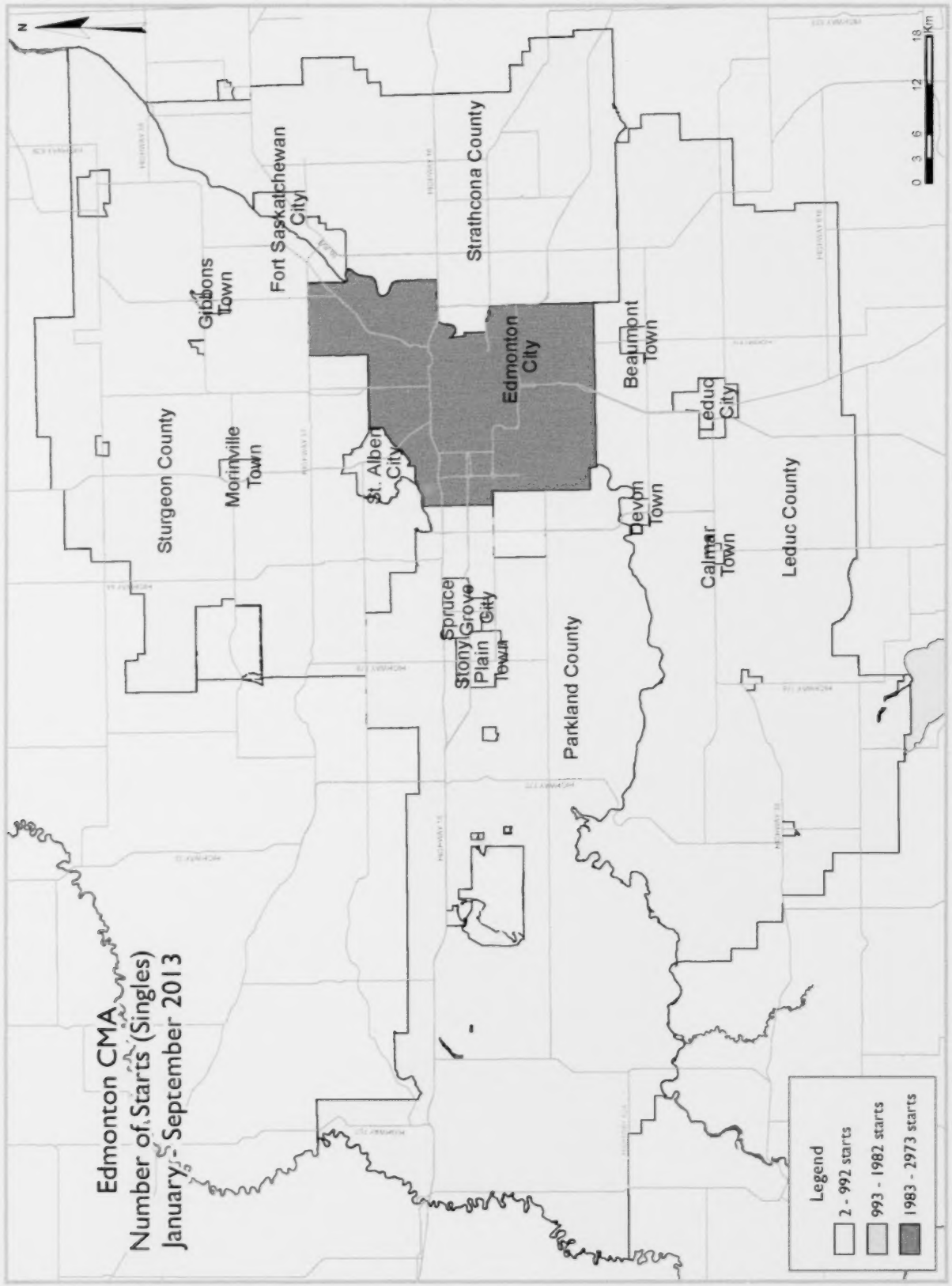
Source: Statistics Canada

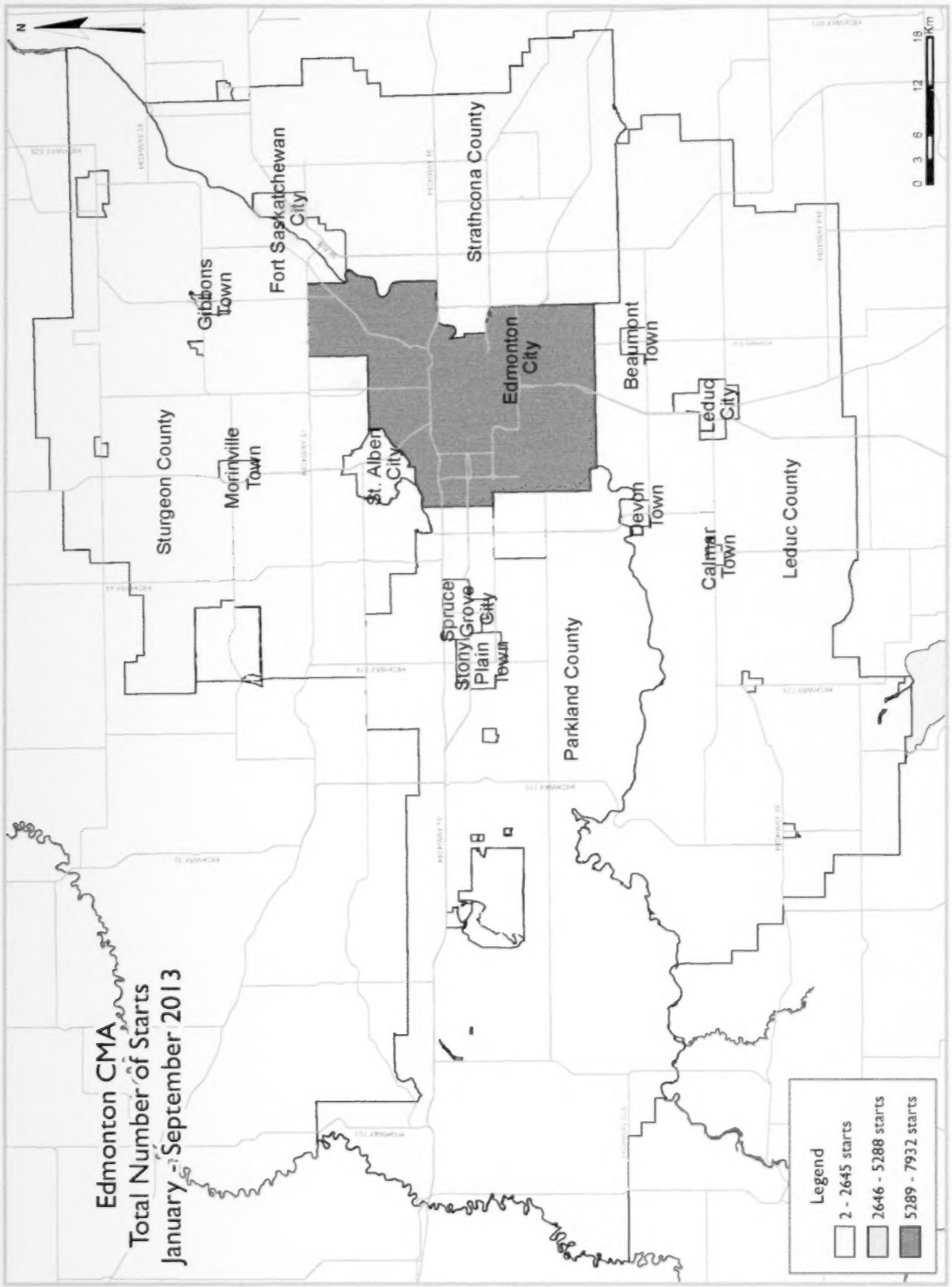

Edmonton CMA
Number of Starts (Multiples)
September 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
3 - 128 starts
129 - 253 starts
254 - 379 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
September 2013
N
0 3 6 12 18 Km
Legend
No starts
2 - 116 starts
117 - 230 starts
231 - 345 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
September 2013
N
0 3 6 12 18 Km
Legend
No starts
2 - 242 starts
243 - 483 starts
484 - 724 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Multiples)
January - September 2013
N
0 3 6 12 18 Km
Legend
No starts
2 - 1654 starts
1655 - 3306 starts
3307 - 4959 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
January - September 2013
Legend
2 - 992 starts
993 - 1982 starts
1983 - 2973 starts
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
January - September 2013
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
2 - 2645 starts
2646 - 5288 starts
5289 - 7932 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) September 2013		
Edmonton CMA[1]	August 2013	September 2013
Trend[2]	16,152	15,670
SAAR	9,676	12,028
	September 2012	September 2013
Actual		
September - Single-Detached	546	518
September - Multiples	760	559
September - Total	1,306	1,077
January to September - Single-Detached	4,263	4,474
January to September - Multiples	4,864	6,546
January to September - Total	9,127	11,020

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
September 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2013	518	146	22	0	44	310	0	37	1,077
September 2012	545	146	12	1	108	307	0	187	1,306
% Change	-5.0	0.0	83.3	-100.0	-59.3	1.0	n/a	-80.2	-17.5
Year-to-date 2013	4,472	1,490	348	2	787	2,551	83	1,287	11,020
Year-to-date 2012	4,259	1,448	173	4	815	975	12	1,441	9,127
% Change	5.0	2.9	101.2	-50.0	-3.4	161.6	**	-10.7	20.7
UNDER CONSTRUCTION									
September 2013	4,082	1,345	319	4	995	5,187	109	2,013	14,054
September 2012	3,802	1,294	178	6	1,067	2,788	29	1,635	10,799
% Change	7.4	3.9	79.2	-33.3	-6.7	86.0	**	23.1	30.1
COMPLETIONS									
September 2013	420	116	4	0	59	202	0	52	853
September 2012	431	108	16	0	30	50	4	0	639
% Change	-2.6	7.4	-75.0	n/a	96.7	**	-100.0	n/a	33.5
Year-to-date 2013	4,120	1,482	159	4	795	913	33	1,459	8,965
Year-to-date 2012	3,829	986	79	9	631	1,206	12	829	7,581
% Change	7.6	50.3	101.3	-55.6	26.0	-24.3	175.0	76.0	18.3
COMPLETED & NOT ABSORBED									
September 2013	548	198	15	0	129	255	n/a	n/a	1,145
September 2012	573	135	16	0	200	546	n/a	n/a	1,470
% Change	-4.4	46.7	-6.3	n/a	-35.5	-53.3	n/a	n/a	-22.1
ABSORBED									
September 2013	465	133	7	0	70	213	n/a	n/a	888
September 2012	379	110	19	1	46	64	n/a	n/a	619
% Change	22.7	20.9	-63.2	-100.0	52.2	**	n/a	n/a	43.5
Year-to-date 2013	4,182	1,432	168	4	830	1,133	n/a	n/a	7,749
Year-to-date 2012	3,867	949	81	9	585	1,214	n/a	n/a	6,705
% Change	8.1	50.9	107.4	-55.6	41.9	-6.7	n/a	n/a	15.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
September 2013	345	108	0	0	23	248	0	0	724
September 2012	333	102	4	0	87	307	0	187	1,020
Beaumont Town									
September 2013	9	0	3	0	0	0	0	0	12
September 2012	6	6	0	0	0	0	0	0	12
Devon Town									
September 2013	0	0	0	0	0	0	0	0	0
September 2012	7	0	0	0	0	0	0	0	7
Fort Saskatchewan City									
September 2013	27	0	0	0	0	0	0	0	27
September 2012	18	6	0	1	0	0	0	0	25
Leduc City									
September 2013	24	2	19	0	5	0	0	0	50
September 2012	21	6	0	0	0	0	0	0	27
Leduc County									
September 2013	11	0	0	0	0	0	0	0	11
September 2012	27	0	0	0	0	0	0	0	27
Morinville Town									
September 2013	2	0	0	0	4	0	0	37	43
September 2012	11	2	0	0	0	0	0	0	13
Parkland County									
September 2013	14	0	0	0	0	0	0	0	14
September 2012	24	0	0	0	0	0	0	0	24
Spruce Grove City									
September 2013	12	30	0	0	0	0	0	0	42
September 2012	11	14	8	0	0	0	0	0	33
St. Albert City									
September 2013	15	0	0	0	12	0	0	0	27
September 2012	17	0	0	0	0	0	0	0	17
Stony Plain Town									
September 2013	2	2	0	0	0	4	0	0	8
September 2012	12	8	0	0	0	0	0	0	20
Strathcona County									
September 2013	34	4	0	0	0	58	0	0	96
September 2012	32	2	0	0	21	0	0	0	55
Sturgeon County									
September 2013	14	0	0	0	0	0	0	0	14
September 2012	16	0	0	0	0	0	0	0	16
Remainder of the CMA									
September 2013	9	0	0	0	0	0	0	0	9
September 2012	10	0	0	0	0	0	0	0	10
Edmonton CMA									
September 2013	518	146	22	0	44	310	0	37	1,077
September 2012	545	146	12	1	108	307	0	187	1,306

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
September 2013	2,637	1,065	162	4	847	4,801	40	1,301	10,857
September 2012	2,240	984	93	5	864	2,582	17	1,246	8,031
Beaumont Town									
September 2013	122	28	54	0	0	0	0	104	308
September 2012	170	22	7	0	0	0	0	0	199
Devon Town									
September 2013	5	0	0	0	5	0	0	0	10
September 2012	9	0	0	0	5	0	0	0	14
Fort Saskatchewan City									
September 2013	165	34	0	0	6	0	59	0	264
September 2012	152	40	4	1	2	0	0	0	199
Leduc City									
September 2013	222	62	40	0	22	160	0	0	506
September 2012	219	88	7	0	26	160	0	0	500
Leduc County									
September 2013	118	0	0	0	0	0	0	0	118
September 2012	100	2	0	0	0	0	0	0	102
Morinville Town									
September 2013	30	0	11	0	7	0	6	37	91
September 2012	45	2	4	0	20	0	0	0	71
Parkland County									
September 2013	141	2	0	0	0	0	0	0	143
September 2012	153	6	0	0	0	0	0	0	159
Spruce Grove City									
September 2013	153	94	52	0	15	92	0	143	549
September 2012	131	74	63	0	18	0	0	202	488
St. Albert City									
September 2013	102	4	0	0	16	72	0	428	622
September 2012	142	30	0	0	0	0	0	118	290
Stony Plain Town									
September 2013	34	18	0	0	19	4	0	0	75
September 2012	57	26	0	0	36	0	0	0	119
Strathcona County									
September 2013	223	38	0	0	58	58	0	0	377
September 2012	230	20	0	0	96	46	0	69	461
Sturgeon County									
September 2013	79	0	0	0	0	0	0	0	79
September 2012	98	0	0	0	0	0	0	0	98
Remainder of the CMA									
September 2013	51	0	0	0	0	0	4	0	55
September 2012	56	0	0	0	0	0	12	0	68
Edmonton CMA									
September 2013	4,082	1,345	319	4	995	5,187	109	2,013	14,054
September 2012	3,802	1,294	178	6	1,067	2,788	29	1,635	10,799

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
September 2013	297	94	0	0	34	202	0	52	679
September 2012	269	76	12	0	4	0	0	0	361
Beaumont Town									
September 2013	8	2	0	0	0	0	0	0	10
September 2012	20	2	0	0	0	0	0	0	22
Devon Town									
September 2013	2	0	0	0	0	0	0	0	2
September 2012	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
September 2013	18	8	0	0	0	0	0	0	26
September 2012	27	6	0	0	2	0	0	0	35
Leduc City									
September 2013	13	6	0	0	6	0	0	0	25
September 2012	7	14	0	0	0	0	4	0	25
Leduc County									
September 2013	8	0	0	0	0	0	0	0	8
September 2012	6	0	0	0	0	0	0	0	6
Morinville Town									
September 2013	4	2	4	0	0	0	0	0	10
September 2012	6	0	0	0	3	0	0	0	9
Parkland County									
September 2013	5	0	0	0	0	0	0	0	5
September 2012	7	0	0	0	0	0	0	0	7
Spruce Grove City									
September 2013	3	0	0	0	0	0	0	0	3
September 2012	5	2	4	0	0	0	0	0	11
St. Albert City									
September 2013	15	0	0	0	0	0	0	0	15
September 2012	17	0	0	0	0	0	0	0	17
Stony Plain Town									
September 2013	4	2	0	0	0	0	0	0	6
September 2012	15	2	0	0	0	0	0	0	17
Strathcona County									
September 2013	32	2	0	0	19	0	0	0	53
September 2012	43	6	0	0	21	50	0	0	120
Sturgeon County									
September 2013	8	0	0	0	0	0	0	0	8
September 2012	6	0	0	0	0	0	0	0	6
Remainder of the CMA									
September 2013	3	0	0	0	0	0	0	0	3
September 2012	2	0	0	0	0	0	0	0	2
Edmonton CMA									
September 2013	420	116	4	0	59	202	0	52	853
September 2012	431	108	16	0	30	50	4	0	639

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
September 2013	260	117	7	0	69	165	n/a	n/a	618
September 2012	256	87	5	0	103	358	n/a	n/a	809
Beaumont Town									
September 2013	43	2	1	0	0	0	n/a	n/a	46
September 2012	27	2	0	0	2	0	n/a	n/a	31
Devon Town									
September 2013	4	0	0	0	0	0	n/a	n/a	4
September 2012	1	0	0	0	1	0	n/a	n/a	2
Fort Saskatchewan City									
September 2013	35	9	0	0	2	5	n/a	n/a	51
September 2012	48	4	0	0	11	31	n/a	n/a	94
Leduc City									
September 2013	36	13	0	0	0	0	n/a	n/a	49
September 2012	44	12	0	0	5	17	n/a	n/a	78
Leduc County									
September 2013	3	0	0	0	0	0	n/a	n/a	3
September 2012	1	0	0	0	0	0	n/a	n/a	1
Morinville Town									
September 2013	14	2	4	0	16	0	n/a	n/a	36
September 2012	14	0	2	0	26	0	n/a	n/a	42
Parkland County									
September 2013	8	0	0	0	0	0	n/a	n/a	8
September 2012	14	3	0	0	0	0	n/a	n/a	17
Spruce Grove City									
September 2013	36	19	3	0	19	0	n/a	n/a	77
September 2012	33	14	9	0	32	0	n/a	n/a	88
St. Albert City									
September 2013	31	0	0	0	0	18	n/a	n/a	49
September 2012	34	0	0	0	0	36	n/a	n/a	70
Stony Plain Town									
September 2013	30	32	0	0	13	42	n/a	n/a	117
September 2012	32	4	0	0	3	56	n/a	n/a	95
Strathcona County									
September 2013	41	4	0	0	10	25	n/a	n/a	80
September 2012	62	9	0	0	17	48	n/a	n/a	136
Sturgeon County									
September 2013	0	0	0	0	0	0	n/a	n/a	0
September 2012	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
September 2013	7	0	0	0	0	0	n/a	n/a	7
September 2012	7	0	0	0	0	0	n/a	n/a	7
Edmonton CMA									
September 2013	548	198	15	0	129	255	n/a	n/a	1,145
September 2012	573	135	16	0	200	546	n/a	n/a	1,470

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
September 2013	318	108	0	0	39	196	n/a	n/a	661
September 2012	237	83	15	0	15	22	n/a	n/a	372
Beaumont Town									
September 2013	9	3	0	0	0	0	n/a	n/a	12
September 2012	20	2	0	0	0	0	n/a	n/a	22
Devon Town									
September 2013	2	0	0	0	0	0	n/a	n/a	2
September 2012	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
September 2013	26	4	0	0	1	2	n/a	n/a	33
September 2012	17	3	0	1	4	4	n/a	n/a	29
Leduc City									
September 2013	13	7	1	0	6	15	n/a	n/a	42
September 2012	13	10	0	0	0	0	n/a	n/a	23
Leduc County									
September 2013	10	0	0	0	0	0	n/a	n/a	10
September 2012	7	0	0	0	0	0	n/a	n/a	7
Morinville Town									
September 2013	6	1	3	0	0	0	n/a	n/a	10
September 2012	6	0	1	0	3	0	n/a	n/a	10
Parkland County									
September 2013	6	0	0	0	0	0	n/a	n/a	6
September 2012	5	0	0	0	0	0	n/a	n/a	5
Spruce Grove City									
September 2013	6	3	3	0	2	0	n/a	n/a	14
September 2012	9	5	3	0	7	0	n/a	n/a	24
St. Albert City									
September 2013	21	0	0	0	0	0	n/a	n/a	21
September 2012	17	0	0	0	0	1	n/a	n/a	18
Stony Plain Town									
September 2013	9	5	0	0	1	0	n/a	n/a	15
September 2012	6	2	0	0	0	0	n/a	n/a	8
Strathcona County									
September 2013	28	2	0	0	21	0	n/a	n/a	51
September 2012	33	5	0	0	17	37	n/a	n/a	92
Sturgeon County									
September 2013	8	0	0	0	0	0	n/a	n/a	8
September 2012	6	0	0	0	0	0	n/a	n/a	6
Remainder of the CMA									
September 2013	3	0	0	0	0	0	n/a	n/a	3
September 2012	2	0	0	0	0	0	n/a	n/a	2
Edmonton CMA									
September 2013	465	133	7	0	70	213	n/a	n/a	888
September 2012	379	110	19	1	46	64	n/a	n/a	619

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	% Change
Edmonton City	345	333	110	116	21	77	248	494	724	1,020	-29.0
Beaumont Town	9	6	0	6	3	0	0	0	12	12	0.0
Calmar Town	5	2	0	0	0	0	0	0	5	2	150.0
Devon Town	0	7	0	0	0	0	0	0	0	7	-100.0
Fort Saskatchewan City	27	19	0	6	0	0	0	0	27	25	8.0
Gibbons Town	2	3	0	0	0	0	0	0	2	3	-33.3
Leduc City	24	21	2	6	24	0	0	0	50	27	85.2
Leduc County	11	27	0	0	0	0	0	0	11	27	-59.3
Morinville Town	2	11	0	2	4	0	37	0	43	13	***
Parkland County	14	24	0	0	0	0	0	0	14	24	-41.7
Spruce Grove City	12	11	30	14	0	8	0	0	42	33	27.3
St. Albert City	15	17	12	0	0	0	0	0	27	17	58.8
Stony Plain Town	2	12	2	8	0	0	4	0	8	20	-60.0
Strathcona County	34	32	4	14	0	9	58	0	96	55	74.5
Sturgeon County	14	16	0	0	0	0	0	0	14	16	-12.5
Remainder of the CMA	2	5	0	0	0	0	0	0	2	5	-60.0
Edmonton CMA	518	546	160	172	52	94	347	494	1,077	1,306	-17.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	2,973	2,565	1,178	1,152	820	670	2,961	2,183	7,932	6,570	20.7
Beaumont Town	100	143	28	24	47	7	104	0	279	174	60.3
Calmar Town	13	12	0	0	0	8	0	0	13	20	-35.0
Devon Town	2	7	0	0	0	0	0	0	2	7	-71.4
Fort Saskatchewan City	179	183	44	56	59	4	0	0	282	243	16.0
Gibbons Town	18	10	0	0	0	0	0	0	18	10	80.0
Leduc City	217	210	70	102	49	25	0	0	336	337	-0.3
Leduc County	87	74	0	0	0	0	0	0	87	74	17.6
Morinville Town	32	52	2	4	23	8	37	0	94	64	46.9
Parkland County	130	144	2	4	0	0	0	0	132	148	-10.8
Spruce Grove City	181	168	122	100	82	94	143	0	528	362	45.9
St. Albert City	113	160	20	22	0	0	500	118	633	300	111.0
Stony Plain Town	59	99	32	38	3	0	4	0	98	137	-28.5
Strathcona County	270	298	84	72	43	58	58	115	455	543	-16.2
Sturgeon County	85	108	0	0	0	0	0	0	85	108	-21.3
Remainder of the CMA	15	30	0	0	0	0	31	0	46	30	53.3
Edmonton CMA	4,474	4,263	1,582	1,574	1,126	874	3,838	2,416	11,020	9,127	20.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012
Edmonton City	21	77	0	0	248	307	0	187
Beaumont Town	3	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	24	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	37	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	8	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	4	0	0	0
Strathcona County	0	9	0	0	58	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	52	94	0	0	310	307	37	187

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	798	666	22	4	2,386	929	575	1,254
Beaumont Town	47	7	0	0	0	0	104	0
Calmar Town	0	0	0	8	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	59	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	49	25	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	23	8	0	0	0	0	37	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	82	94	0	0	0	0	143	0
St. Albert City	0	0	0	0	72	0	428	118
Stony Plain Town	3	0	0	0	4	0	0	0
Strathcona County	43	58	0	0	58	46	0	69
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	31	0	0	0
Edmonton CMA	1,045	862	81	12	2,551	975	1,287	1,441

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012
Edmonton City	453	439	271	394	0	187	724	1,020
Beaumont Town	12	12	0	0	0	0	12	12
Calmar Town	5	2	0	0	0	0	5	2
Devon Town	0	7	0	0	0	0	0	7
Fort Saskatchewan City	27	24	0	1	0	0	27	25
Gibbons Town	2	3	0	0	0	0	2	3
Leduc City	45	27	5	0	0	0	50	27
Leduc County	11	27	0	0	0	0	11	27
Morinville Town	2	13	4	0	37	0	43	13
Parkland County	14	24	0	0	0	0	14	24
Spruce Grove City	42	33	0	0	0	0	42	33
St. Albert City	15	17	12	0	0	0	27	17
Stony Plain Town	4	20	4	0	0	0	8	20
Strathcona County	38	34	58	21	0	0	96	55
Sturgeon County	14	16	0	0	0	0	14	16
Remainder of the CMA	2	5	0	0	0	0	2	5
Edmonton CMA	686	703	354	416	37	187	1,077	1,306

Table 2.5: Starts by Submarket and by Intended Market
January - September 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	4,276	3,711	3,057	1,601	599	1,258	7,932	6,570
Beaumont Town	175	174	0	0	104	0	279	174
Calmar Town	13	12	0	0	0	8	13	20
Devon Town	2	7	0	0	0	0	2	7
Fort Saskatchewan City	221	232	2	11	59	0	282	243
Gibbons Town	18	10	0	0	0	0	18	10
Leduc City	324	319	12	18	0	0	336	337
Leduc County	87	74	0	0	0	0	87	74
Morinville Town	49	60	8	4	37	0	94	64
Parkland County	132	148	0	0	0	0	132	148
Spruce Grove City	379	340	6	22	143	0	528	362
St. Albert City	117	182	88	0	428	118	633	300
Stony Plain Town	91	137	7	0	0	0	98	137
Strathcona County	326	336	129	138	0	69	455	543
Sturgeon County	85	108	0	0	0	0	85	108
Remainder of the CMA	15	30	31	0	0	0	46	30
Edmonton CMA	6,310	5,880	3,340	1,794	1,370	1,453	11,020	9,127

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	% Change
Edmonton City	297	269	94	80	34	12	254	0	679	361	88.1
Beaumont Town	8	20	2	2	0	0	0	0	10	22	-54.5
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	2	1	0	0	0	0	0	0	2	1	100.0
Fort Saskatchewan City	18	27	8	8	0	0	0	0	26	35	-25.7
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	13	7	6	14	6	4	0	0	25	25	0.0
Leduc County	8	6	0	0	0	0	0	0	8	6	33.3
Morinville Town	4	6	2	0	4	3	0	0	10	9	11.1
Parkland County	5	7	0	0	0	0	0	0	5	7	-28.6
Spruce Grove City	3	5	0	2	0	4	0	0	3	11	-72.7
St. Albert City	15	17	0	0	0	0	0	0	15	17	-11.8
Stony Plain Town	4	15	2	2	0	0	0	0	6	17	-64.7
Strathcona County	32	43	18	8	3	19	0	50	53	120	-55.8
Sturgeon County	8	6	0	0	0	0	0	0	8	6	33.3
Remainder of the CMA	2	2	0	0	0	0	0	0	2	2	0.0
Edmonton CMA	420	431	132	116	47	42	254	50	853	639	33.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	2,631	2,336	1,138	776	634	406	1,952	1,455	6,355	4,973	27.8
Beaumont Town	150	152	24	16	4	16	0	66	178	250	-28.8
Calmar Town	11	2	0	0	8	0	0	0	19	2	**
Devon Town	8	9	0	2	0	0	0	0	8	11	-27.3
Fort Saskatchewan City	162	161	56	66	4	0	0	71	222	298	-25.5
Gibbons Town	13	14	0	0	0	0	0	0	13	14	-7.1
Leduc City	195	131	86	74	31	20	0	127	312	352	-11.4
Leduc County	73	66	0	0	0	0	0	0	73	66	10.6
Morinville Town	41	48	4	4	26	39	0	0	71	91	-22.0
Parkland County	134	131	8	2	0	0	0	0	142	133	6.8
Spruce Grove City	144	117	126	102	79	43	202	0	551	262	110.3
St. Albert City	118	150	10	0	0	0	118	96	246	246	0.0
Stony Plain Town	80	81	62	22	16	0	0	0	158	103	53.4
Strathcona County	243	281	92	72	61	42	69	220	465	615	-24.4
Sturgeon County	93	132	0	0	0	0	0	0	93	132	-29.5
Remainder of the CMA	28	27	0	2	0	4	31	0	59	33	78.8
Edmonton CMA	4,124	3,838	1,606	1,138	863	570	2,372	2,035	8,965	7,581	18.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012
Edmonton City	34	12	0	0	202	0	52	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	6	0	0	4	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	3	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	3	19	0	0	0	50	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	47	38	0	4	202	50	52	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	619	402	15	4	913	1,020	1,039	435
Beaumont Town	4	16	0	0	0	0	0	66
Calmar Town	0	0	8	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	31	16	0	4	0	0	0	127
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	20	39	6	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	79	43	0	0	0	0	202	0
St. Albert City	0	0	0	0	0	0	118	96
Stony Plain Town	16	0	0	0	0	0	0	0
Strathcona County	61	42	0	0	0	186	69	34
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	31	0
Edmonton CMA	834	562	29	8	913	1,206	1,459	829

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012
Edmonton City	391	357	236	4	52	0	679	361
Beaumont Town	10	22	0	0	0	0	10	22
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	2	1	0	0	0	0	2	1
Fort Saskatchewan City	26	33	0	2	0	0	26	35
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	19	21	6	0	0	4	25	25
Leduc County	8	6	0	0	0	0	8	6
Morinville Town	10	6	0	3	0	0	10	9
Parkland County	5	7	0	0	0	0	5	7
Spruce Grove City	3	11	0	0	0	0	3	11
St. Albert City	15	17	0	0	0	0	15	17
Stony Plain Town	6	17	0	0	0	0	6	17
Strathcona County	34	49	19	71	0	0	53	120
Sturgeon County	8	6	0	0	0	0	8	6
Remainder of the CMA	2	2	0	0	0	0	2	2
Edmonton CMA	540	555	261	80	52	4	853	639

Table 3.5: Completions by Submarket and by Intended Market
January - September 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	3,784	3,083	1,513	1,449	1,058	441	6,355	4,973
Beaumont Town	178	168	0	16	0	66	178	250
Calmar Town	11	2	0	0	8	0	19	2
Devon Town	8	11	0	0	0	0	8	11
Fort Saskatchewan City	217	216	5	11	0	71	222	298
Gibbons Town	13	14	0	0	0	0	13	14
Leduc City	289	205	23	16	0	131	312	352
Leduc County	73	66	0	0	0	0	73	66
Morinville Town	57	58	8	31	6	2	71	91
Parkland County	142	133	0	0	0	0	142	133
Spruce Grove City	325	199	24	63	202	0	551	262
St. Albert City	128	150	0	0	118	96	246	246
Stony Plain Town	142	103	16	0	0	0	158	103
Strathcona County	273	325	123	256	69	34	465	615
Sturgeon County	93	132	0	0	0	0	93	132
Remainder of the CMA	28	29	0	4	31	0	59	33
Edmonton CMA	5,761	4,894	1,712	1,846	1,492	841	8,965	7,581

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
September 2013	27	8.7	104	33.4	95	30.5	36	11.6	49	15.8	311	475,000	606,148
September 2012	20	8.5	93	39.6	61	26.0	27	11.5	34	14.5	235	454,100	490,653
Year-to-date 2013	247	9.5	996	38.3	768	29.5	242	9.3	346	13.3	2,599	455,300	535,383
Year-to-date 2012	232	10.1	883	38.3	583	25.3	241	10.5	365	15.8	2,304	454,850	517,004
Beaumont Town													
September 2013	0	0.0	4	44.4	3	33.3	2	22.2	0	0.0	9	--	--
September 2012	2	10.0	10	50.0	4	20.0	2	10.0	2	10.0	20	437,400	474,286
Year-to-date 2013	2	1.5	49	36.8	52	39.1	28	21.1	2	1.5	133	481,489	485,097
Year-to-date 2012	6	3.8	75	47.5	48	30.4	23	14.6	6	3.8	158	448,076	473,772
Calmar Town													
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	8	100.0	0	0.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Devon Town													
September 2013	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
September 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	1	20.0	1	20.0	2	40.0	1	20.0	0	0.0	5	--	--
Year-to-date 2012	0	0.0	3	33.3	2	22.2	3	33.3	1	11.1	9	--	--
Fort Saskatchewan City													
September 2013	2	7.7	12	46.2	9	34.6	2	7.7	1	3.8	26	449,350	460,990
September 2012	1	5.6	6	33.3	6	33.3	4	22.2	1	5.6	18	469,450	496,161
Year-to-date 2013	22	12.2	96	53.0	40	22.1	11	6.1	12	6.6	181	428,000	452,153
Year-to-date 2012	9	5.6	111	68.9	27	16.8	10	6.2	4	2.5	161	419,900	436,727
Gibbons Town													
September 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
September 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	5	38.5	4	30.8	4	30.8	0	0.0	0	0.0	13	359,900	384,908
Year-to-date 2012	5	35.7	9	64.3	0	0.0	0	0.0	0	0.0	14	359,450	359,964
Leduc City													
September 2013	3	23.1	7	53.8	3	23.1	0	0.0	0	0.0	13	418,300	410,478
September 2012	2	15.4	9	69.2	2	15.4	0	0.0	0	0.0	13	404,211	408,275
Year-to-date 2013	45	23.4	82	42.7	44	22.9	13	6.8	8	4.2	192	415,026	433,178
Year-to-date 2012	21	16.0	59	45.0	35	26.7	12	9.2	4	3.1	131	433,500	447,522
Leduc County													
September 2013	0	0.0	2	20.0	6	60.0	0	0.0	2	20.0	10	499,650	534,805
September 2012	2	28.6	0	0.0	2	28.6	2	28.6	1	14.3	7	--	--
Year-to-date 2013	9	12.7	13	18.3	22	31.0	12	16.9	15	21.1	71	503,000	520,247
Year-to-date 2012	11	16.7	18	27.3	16	24.2	10	15.2	11	16.7	66	465,700	491,171
Morinville Town													
September 2013	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	--	--
September 2012	2	33.3	3	50.0	0	0.0	1	16.7	0	0.0	6	--	--
Year-to-date 2013	2	5.0	32	80.0	5	12.5	1	2.5	0	0.0	40	401,500	409,230
Year-to-date 2012	9	17.6	34	66.7	7	13.7	1	2.0	0	0.0	51	399,900	405,512

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
September 2013	2	40.0	0	0.0	0	0.0	1	20.0	2	40.0	5	--	--
September 2012	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2013	7	14.9	4	8.5	1	2.1	10	21.3	25	53.2	47	661,500	722,302
Year-to-date 2012	10	16.9	3	5.1	7	11.9	8	13.6	31	52.5	59	656,250	629,934
Spruce Grove City													
September 2013	0	0.0	4	66.7	2	33.3	0	0.0	0	0.0	6	--	--
September 2012	0	0.0	5	55.6	1	11.1	2	22.2	1	11.1	9	--	--
Year-to-date 2013	22	14.7	58	38.7	45	30.0	18	12.0	7	4.7	150	439,288	453,941
Year-to-date 2012	14	11.5	45	36.9	34	27.9	24	19.7	5	4.1	122	456,056	471,855
St. Albert City													
September 2013	0	0.0	1	4.8	6	28.6	4	19.0	10	47.6	21	637,200	643,210
September 2012	0	0.0	3	18.8	6	37.5	3	18.8	4	25.0	16	542,300	586,175
Year-to-date 2013	0	0.0	11	9.2	44	37.0	20	16.8	44	37.0	119	572,200	614,794
Year-to-date 2012	0	0.0	24	16.4	58	39.7	32	21.9	32	21.9	146	537,500	570,067
Stony Plain Town													
September 2013	3	42.9	4	57.1	0	0.0	0	0.0	0	0.0	7	--	--
September 2012	1	16.7	4	66.7	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2013	14	18.9	40	54.1	12	16.2	2	2.7	6	8.1	74	399,900	439,986
Year-to-date 2012	10	14.9	35	52.2	17	25.4	1	1.5	4	6.0	67	414,200	433,880
Strathcona County													
September 2013	0	0.0	4	15.4	9	34.6	9	34.6	4	15.4	26	538,000	655,423
September 2012	1	3.2	7	22.6	12	38.7	4	12.9	7	22.6	31	519,000	591,355
Year-to-date 2013	5	1.9	52	20.2	100	38.9	49	19.1	51	19.8	257	515,000	628,082
Year-to-date 2012	5	1.8	60	22.1	96	35.3	53	19.5	58	21.3	272	516,000	588,081
Sturgeon County													
September 2013	2	25.0	0	0.0	2	25.0	3	37.5	1	12.5	8	--	--
September 2012	2	33.3	1	16.7	0	0.0	3	50.0	0	0.0	6	--	--
Year-to-date 2013	8	8.7	6	6.5	24	26.1	26	28.3	28	30.4	92	590,000	632,493
Year-to-date 2012	32	24.2	14	10.6	13	9.8	30	22.7	43	32.6	132	590,000	563,174
Remainder of the CMA													
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	8	44.4	3	16.7	0	0.0	4	22.2	3	16.7	18	350,000	522,324
Year-to-date 2012	8	57.1	2	14.3	0	0.0	1	7.1	3	21.4	14	342,750	439,736
Edmonton CMA													
September 2013	39	8.7	146	32.4	138	30.7	58	12.9	69	15.3	450	477,165	583,600
September 2012	34	9.1	142	38.2	96	25.8	49	13.2	51	13.7	372	457,650	496,346
Year-to-date 2013	405	10.1	1,447	36.2	1,163	29.1	437	10.9	547	13.7	3,999	459,400	530,351
Year-to-date 2012	375	10.1	1,375	37.1	943	25.4	449	12.1	567	15.3	3,709	458,700	513,925

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2013						
Submarket	Sept 2013	Sept 2012	% Change	YTD 2013	YTD 2012	% Change
Edmonton City	606,148	490,653	23.5	535,383	517,004	3.6
Beaumont Town	--	474,286	n/a	485,097	473,772	2.4
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	460,990	496,161	-7.1	452,153	436,727	3.5
Gibbons Town	--	--	n/a	384,908	359,964	6.9
Leduc City	410,478	408,275	0.5	433,178	447,522	-3.2
Leduc County	534,805	--	n/a	520,247	491,171	5.9
Morinville Town	--	--	n/a	409,230	405,512	0.9
Parkland County	--	--	n/a	722,302	629,934	14.7
Spruce Grove City	--	--	n/a	453,941	471,855	-3.8
St. Albert City	643,210	586,175	9.7	614,794	570,067	7.8
Stony Plain Town	--	--	n/a	439,986	433,880	1.4
Strathcona County	655,423	591,355	10.8	628,082	588,081	6.8
Sturgeon County	--	--	n/a	632,493	563,174	12.3
Remainder of the CMA	--	--	n/a	522,324	439,736	18.8
Edmonton CMA	583,600	496,346	17.6	530,351	513,925	3.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
September 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	930	17.4	1,422	2,452	2,796	50.9	317,995	0.8	327,596
	February	1,231	8.7	1,402	2,555	2,656	52.8	329,820	5.8	336,299
	March	1,622	0.6	1,495	3,304	2,803	53.3	335,579	2.8	331,408
	April	1,874	16.8	1,559	3,252	2,663	58.5	336,751	2.7	329,764
	May	2,156	7.4	1,482	3,764	2,734	54.2	347,078	4.7	335,810
	June	1,913	0.6	1,549	3,220	2,651	58.4	340,391	3.6	332,489
	July	1,725	7.6	1,471	2,814	2,535	58.0	337,304	0.9	330,844
	August	1,535	-6.5	1,463	2,740	2,574	56.8	334,391	2.8	333,592
	September	1,372	2.0	1,591	2,436	2,670	59.6	323,803	-2.7	322,099
	October	1,365	7.3	1,387	2,300	2,520	55.0	327,880	2.4	334,103
	November	1,115	-4.4	1,401	1,623	2,349	59.6	331,526	3.7	337,932
	December	803	-9.3	1,420	950	2,457	57.8	329,410	4.4	339,991
2013	January	1,075	15.6	1,565	2,172	2,433	64.3	323,541	1.7	333,315
	February	1,301	5.7	1,552	2,328	2,475	62.7	334,347	1.4	340,802
	March	1,645	1.4	1,554	2,795	2,455	63.3	350,723	4.5	342,336
	April	1,838	-1.9	1,409	3,213	2,462	57.2	349,047	3.7	345,338
	May	2,151	-0.2	1,530	3,734	2,626	58.3	350,921	1.1	339,573
	June	2,052	7.3	1,683	3,151	2,673	63.0	353,360	3.8	344,703
	July	2,136	23.8	1,666	2,949	2,558	65.1	345,335	2.4	340,411
	August	1,753	14.2	1,713	2,660	2,538	67.5	348,758	4.3	347,450
	September	1,712	24.8	1,778	2,404	2,515	70.7	349,923	8.1	348,105
	October									
	November									
	December									
	Q3 2012	4,632	0.9		7,990			332,339	0.5	
	Q3 2013	5,601	20.9		8,013			347,809	4.7	
	YTD 2012	14,358	5.3		26,537			335,422	2.5	
	YTD 2013	15,663	9.1		25,406			346,631	3.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
September 2013

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	90.2	127.3	679	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	676	5.1	73.0	971
	March	595	3.20	5.24	90.5	127.0	671	5.5	72.7	965
	April	607	3.20	5.44	90.8	127.4	678	5.1	72.9	957
	May	601	3.20	5.34	90.8	127.0	686	4.8	73.3	953
	June	595	3.20	5.24	90.8	127.2	693	4.4	73.5	963
	July	595	3.10	5.24	90.7	127.1	696	4.4	73.7	978
	August	595	3.10	5.24	90.7	127.9	700	4.4	73.9	995
	September	595	3.10	5.24	90.8	128.1	705	4.4	74.2	1,004
	October	595	3.10	5.24	90.8	128.5	708	4.3	74.2	1,011
	November	595	3.10	5.24	90.9	127.7	707	4.2	73.8	1,016
	December	595	3.00	5.24	91.1	127.0	705	4.5	73.6	1,023
2013	January	595	3.00	5.24	91.0	126.8	705	4.3	73.2	1,030
	February	595	3.00	5.24	91.0	128.0	704	4.4	72.8	1,028
	March	590	3.00	5.14	91.0	128.3	703	4.2	72.5	1,035
	April	590	3.00	5.14	91.2	129.0	701	4.4	72.1	1,038
	May	590	3.00	5.14	91.0	129.7	704	4.5	72.4	1,048
	June	590	3.14	5.14	91.3	130.0	711	4.6	72.8	1,046
	July	590	3.14	5.14	91.2	129.5	719	4.8	73.6	1,041
	August	601	3.14	5.34	91.4	129.4	724	5.2	74.0	1,033
	September	601	3.14	5.34		129.5	725	5.1	73.9	1,037
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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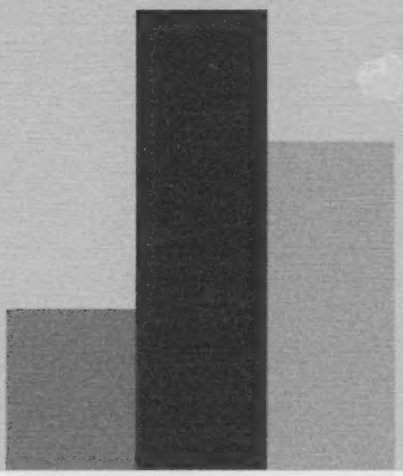

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- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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